

# FOR SALE

625 SE 9th St | Bend, OR 97702



## Offering Summary

Sale Price	\$1,550,000
Building Size	4,532 SF
Lot Size	44,867 SF (1.03 AC)
Year Built	1974
Excess Land	+/- 28,000 SF
Cap Rate	6.00%
Zoning	IL (Light Industrial)
Traffic Counts	10,325 ADT on 9 <sup>th</sup> St

## NNN Leased Industrial with Development Upside

Situated in the high-traffic Wilson Street corridor, this well-positioned industrial property offers a fully leased building with excellent in-place rental income secured through the end of 2026. The lease includes one additional 2-year renewal option, providing future income stability and flexibility for ownership.

The site includes excess land, offering investors and developers a rare chance to capitalize on further development or expansion in one of Bend's most rapidly evolving areas. Whether for additional industrial use, auxiliary services, or value-added improvements, the land provides a clear path for upside potential.

Additionally, the property lies within Oregon's designated Opportunity Zone and Enterprise Zone, unlocking access to state and federal incentives that promote development, job creation, and long-term investment benefits.

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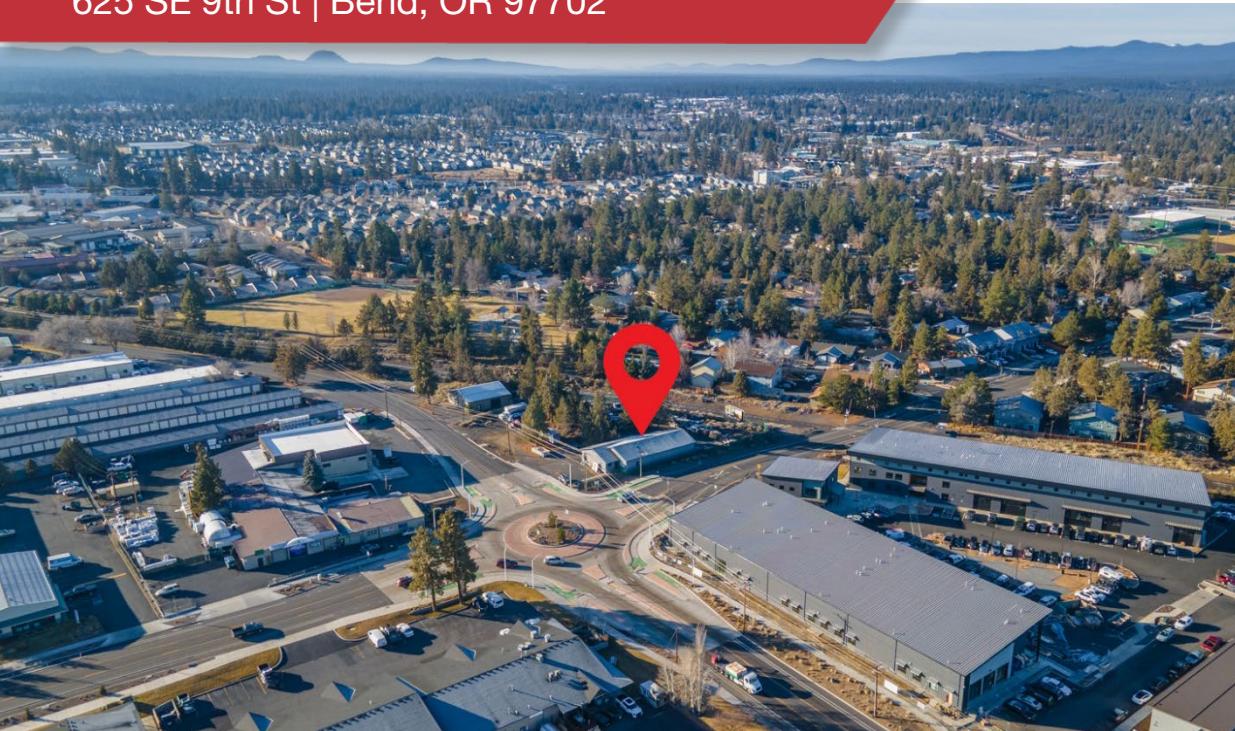
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Planned road improvements increase accessibility and connectivity along 9<sup>th</sup> Street with a sidewalk along the west side of the property and improved driveway on the south property line for ease of access to the proposed excess land. (See left. Lot lines are approximate and for illustrative purposes only.)

Improvements do not encroach the current property line.

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Zoning

## Light Industrial (IL)

The Industrial Districts are intended to accommodate a range of light and heavy industrial land uses. They are intended to segregate incompatible industrial developments from the other districts, while providing a high-quality environment for businesses and employees. They provide for efficient use of land and public facilities and services, provide transportation options for employees and customers, located businesses close to major employment centers and ensure compatibility between industrial uses and nearby commercial and residential areas.

The IL zone is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets.

### Outright permitted uses include:

- Light manufacturing, fabrication and repair
- Wholesale warehousing and distribution
- Wholesale processes
- Food and beverage processing and packing
- Production office
- Vehicle, equipment and boat repair, rental, storage and service
- Industrial service (cleaning and repair)
- Mini-storage warehouse contractor storage



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Trade Area Map



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Property Incentives

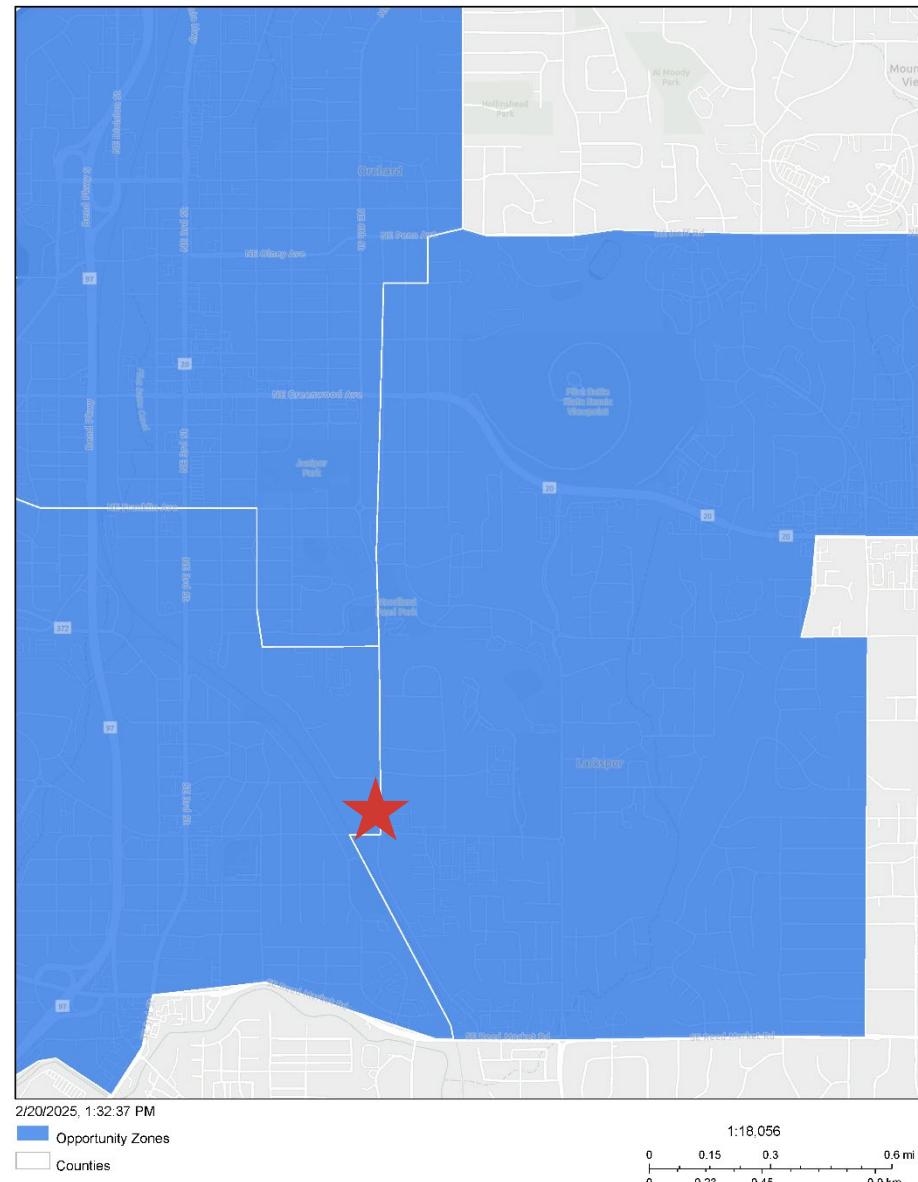
## Oregon Opportunity Zone

Opportunity Zones can deliver significant tax savings on medium- to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund (QOF), as well as future capital gains earned on the original investment in zone-based businesses or projects.

Each zone consists of an entire census tract, as established for the decennial U.S. Census. Tracts vary in size but generally align with population density. Oregon has 834 census tracts, more than 300 of which were eligible by meeting the definition of a "low income community" in terms of median family incomes or poverty rates. Oregon could nominate up to 86 zones, as each state was allowed up to 25% of its low income communities for designation.

The designations are in effect until December 31, 2028, and offer a predictable basis for private investment decisions over several years. Current federal law provides no means to change or add zones. As such, Oregon's nomination process entailed thorough analysis of all relevant census tracts for their potential to be used and to address economic needs, as well as extensive outreach to the general public, federally recognized Indian Tribes, local governments, and other parties over a 3-month period. Aside from the opportunity zone nomination process, state government does not have an ongoing, official role under federal law.

[https://www.oregon.gov/biz/programs/opportunity\\_zones/pages](https://www.oregon.gov/biz/programs/opportunity_zones/pages)



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## Oregon Enterprise Zone

Oregon's enterprise zones offer a unique resource to Oregon communities, and an excellent opportunity for businesses growing or locating in Oregon. Enterprise zones exempt businesses from local property taxes on new investments for a specified amount of time, which varies among different zone programs.

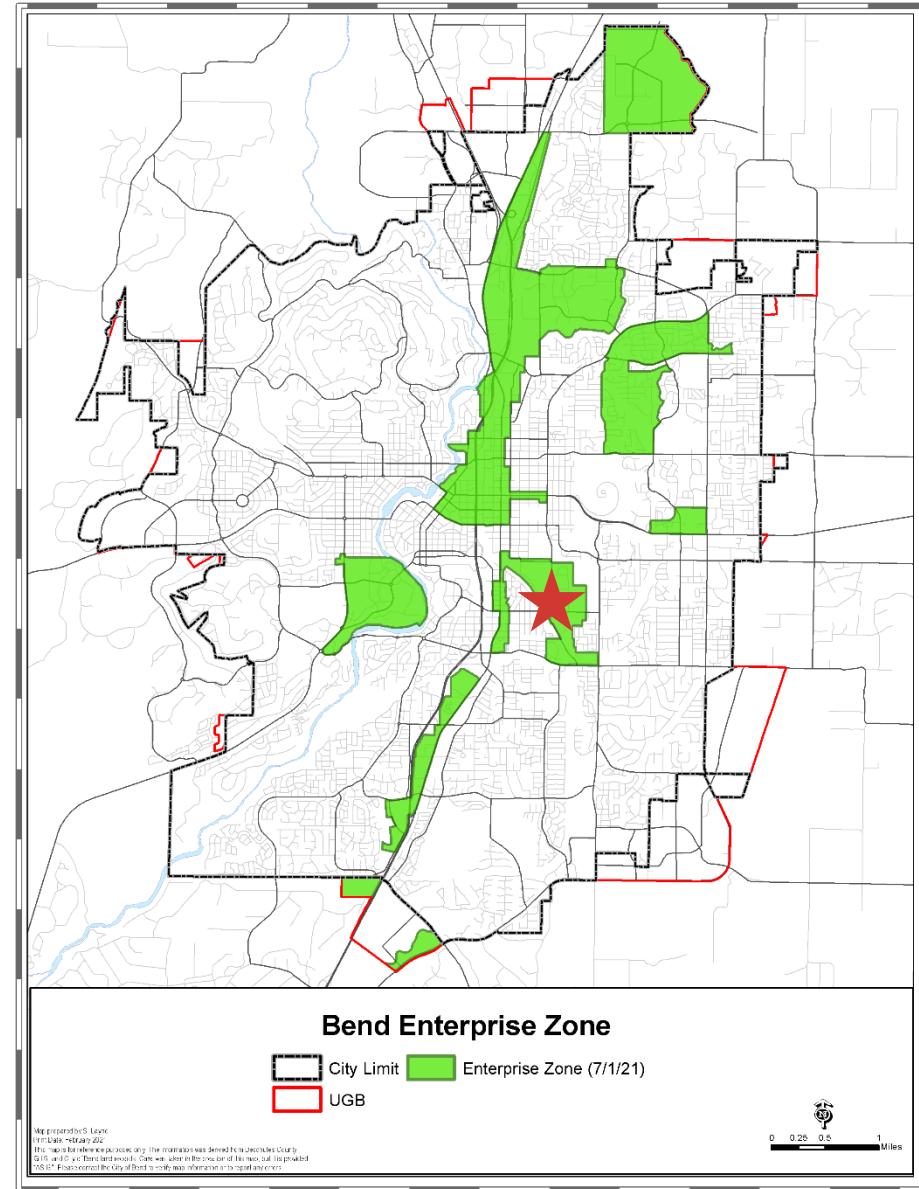
Sponsored by city, port, county, or tribal governments, an enterprise zone typically serves as a focal point for local development efforts. There are currently 74 enterprise zones creating better opportunities for business investment across Oregon: 57 rural and 17 urban. Local governments are responsible for creating, amending, managing, and renewing most of these zones, until June 30, 2032.

In exchange for locating or expanding into any enterprise zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plant and equipment. Subject to local authorization, timely filings and criteria the benefits include:

**Construction-in-Process Enterprise Zone Exemption**—For up to two years before qualified property is placed in service, it can be exempt from local taxes, which can cover more property than the regular exemption for commercial facilities under construction.

Three to five consecutive years of full relief from property taxes on qualified property, after it is in service. Depending on the zone, local incentives also may be available.

Source: <https://www.oregon.gov/biz/programs/enterprisezones/pages/default.aspx>



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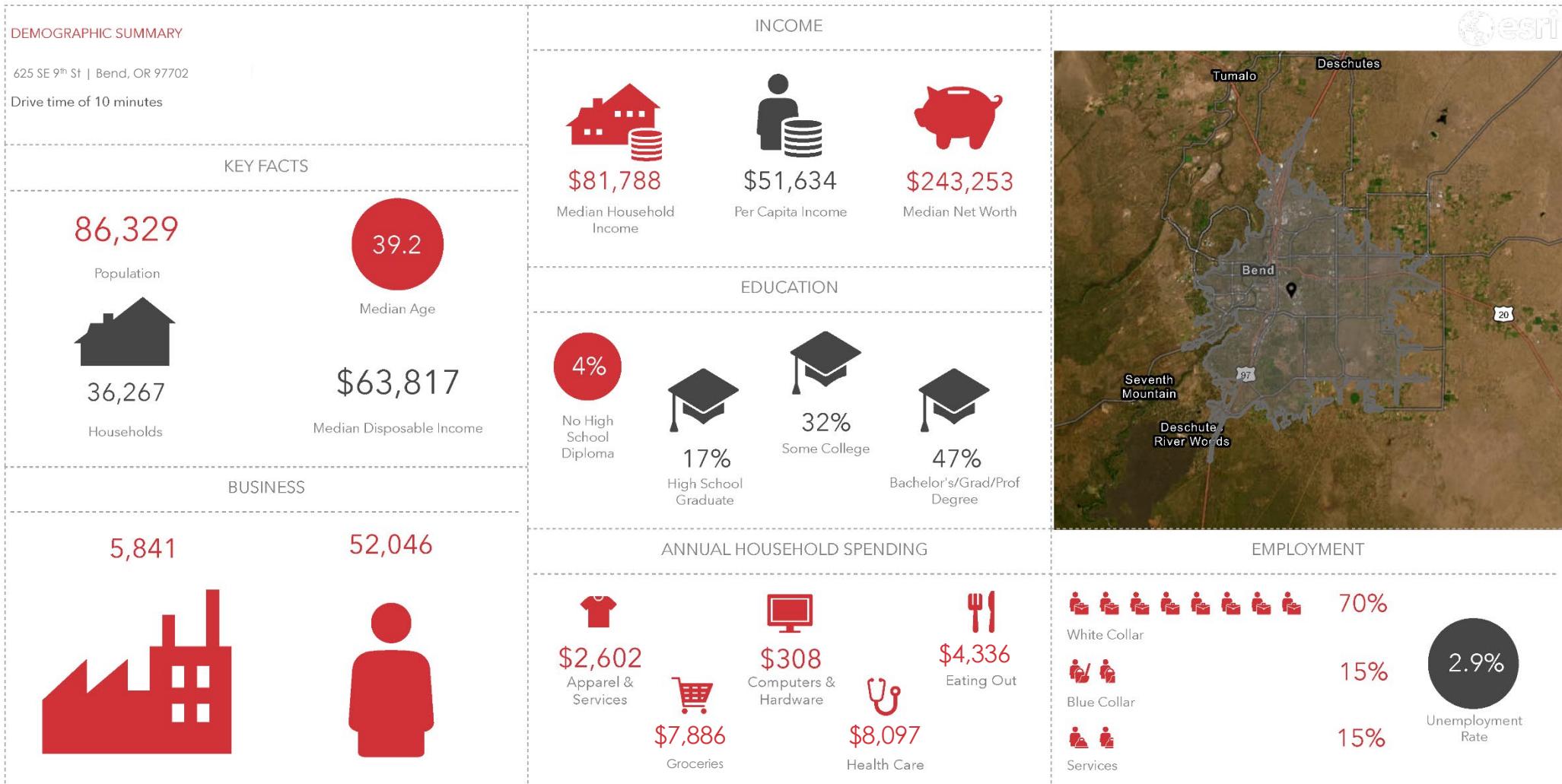
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## Demographic Summary



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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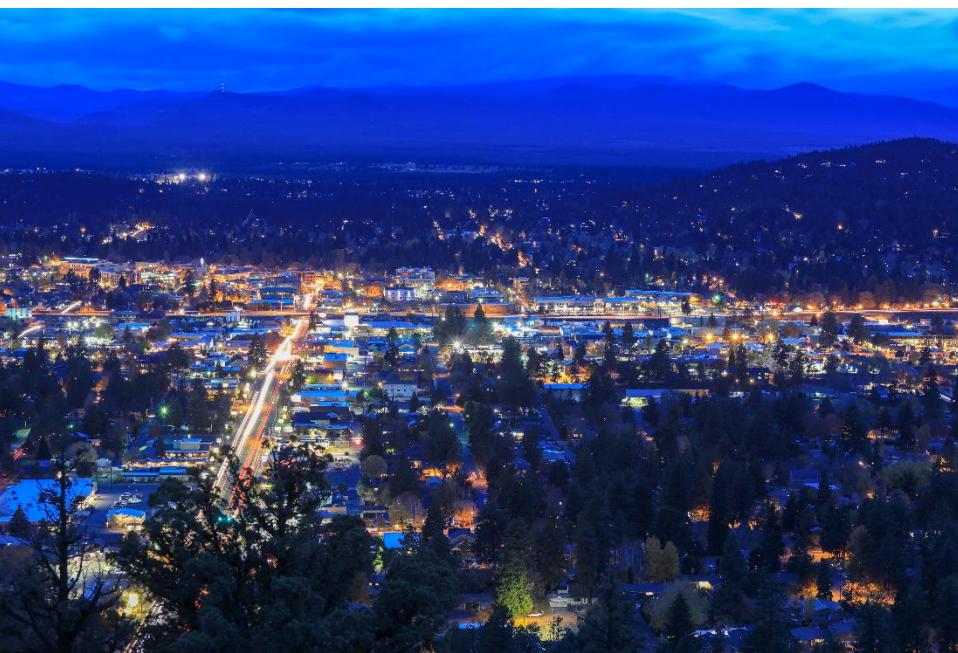
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Bend, OR



## Location

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

## Lifestyle

Bend has a deserved reputation for attracting lifestyle migrants- urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small-town atmosphere and 'feels' smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits. Bend's beer brewing industry and restaurant scene is also a draw for tourists and locals

## Economy

Economically, Bend started as a logging town but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital. Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy. Source: EDCO (Economic Development of Central Oregon) edcoinfo.com/communities

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